

141764-DMP

ENT 148496: 2021 PG 1 of 5  
Andrea Allen  
Utah County Recorder  
2021 Aug 25 04:07 PM FEE 62.00 BY SW  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED

**UCC FINANCING STATEMENT**  
FOLLOW INSTRUCTIONS

|   |
|---|
| A. NAME & PHONE OF CONTACT AT FILER (optional)<br><b>Jonathan K. Hansen</b>   |
| B. E-MAIL CONTACT AT FILER (optional)<br><b>jhansen@hbaa.law</b>  |
| C. SEND ACKNOWLEDGMENT TO: (Name and Address)<br><b>Hansen Black Anderson Ashcraft PLLC<br/>Attn: Jonathan K. Hansen<br/>3051 West Maple Loop Drive, Suite 325<br/>Lehi, Utah 84043</b> |

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here  and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

|   |                          |                     |                               |            |
|---|--------------------------|---------------------|-------------------------------|------------|
| 1a. ORGANIZATION'S NAME<br><b>Blue Peak Holdings, LLC</b> |                          |                     |                               |            |
| OR  | 1b. INDIVIDUAL'S SURNAME | FIRST PERSONAL NAME | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX     |
| 1c. MAILING ADDRESS                                       | CITY                     | STATE               | POSTAL CODE                   | COUNTRY    |
| <b>520 South 850 East, Suite A4</b>                       | <b>Lehi</b>              | <b>UT</b>           | <b>84043</b>                  | <b>USA</b> |

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here  and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

|                         |                          |                     |                               |         |
|-------------------------|--------------------------|---------------------|-------------------------------|---------|
| 2a. ORGANIZATION'S NAME |                          |                     |                               |         |
| OR                      | 2b. INDIVIDUAL'S SURNAME | FIRST PERSONAL NAME | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX  |
| 2c. MAILING ADDRESS     | CITY                     | STATE               | POSTAL CODE                   | COUNTRY |

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

|   |                          |                     |                               |            |
|---|--------------------------|---------------------|-------------------------------|------------|
| 3a. ORGANIZATION'S NAME<br><b>SDP REIT, LLC</b> |                          |                     |                               |            |
| OR  | 3b. INDIVIDUAL'S SURNAME | FIRST PERSONAL NAME | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX     |
| 3c. MAILING ADDRESS                             | CITY                     | STATE               | POSTAL CODE                   | COUNTRY    |
| <b>1240 East 2100 South, Suite 300</b>          | <b>Salt Lake City</b>    | <b>UT</b>           | <b>84106</b>                  | <b>USA</b> |

4. COLLATERAL: This financing statement covers the following collateral:

**All assets of Debtor, including without limitation property, fixtures, equipment, leases, rents, income, profits, personal property, water shares, water share certificates, water rights, purchase contracts, purchase contract and reservation agreement deposits, plans and specifications, maps, surveys, studies, reports, permits, licenses, architectural, engineering, construction, management, maintenance, service and other contracts, instruments, inventory, general intangibles, payment intangibles, investment property, chattel paper documents, letter of credit rights, supporting obligations, commercial tort claims, accounts (including deposit accounts with Secured Party of any kind), contract rights and claims, all insurance policies and unearned premiums prepaid thereon, insurance proceeds (whether or not Debtor is required to carry such insurance by Secured Party) and awards, payments or consideration for the taking of the property, or any portion thereof, by condemnation or exercise of the power of eminent domain, or from any sale in lieu or in anticipation thereof at any time situated on or used in connection with the construction, maintenance, leasing, disposition or operation of the following described real property, and all proceeds, substitutions, and replacements for any of the foregoing, to the extent that a security interest may be granted therein under the terms of the applicable Uniform Commercial Code: See Exhibit A attached.**

5. Check only if applicable and check only one box: Collateral is  held in a Trust (see UCC1Ad, item 17 and Instructions)  being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:  
 Public-Finance Transaction  Manufactured-Home Transaction  A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:  
 Agricultural Lien  Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable):  Lessee/Lessor  Consignee/Consignor  Seller/Buyer  Bailee/Bailor  Licensee/Licenser

8. OPTIONAL FILER REFERENCE DATA:

**UCC FINANCING STATEMENT ADDENDUM**

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here

|   |        |
|---|--------|
| 9a. ORGANIZATION'S NAME<br><b>Blue Peak Holdings, LLC</b> |        |
| OR  |        |
| 9b. INDIVIDUAL'S SURNAME                                  |        |
| FIRST PERSONAL NAME                                       |        |
| ADDITIONAL NAME(S)/INITIAL(S)                             | SUFFIX |

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

|  |        |
|--|--------|
| 10a. ORGANIZATION'S NAME                   |        |
| OR   |        |
| 10b. INDIVIDUAL'S SURNAME                  |        |
| INDIVIDUAL'S FIRST PERSONAL NAME           |        |
| INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX |

|                      |      |       |             |         |
|----------------------|------|-------|-------------|---------|
| 10c. MAILING ADDRESS | CITY | STATE | POSTAL CODE | COUNTRY |
|----------------------|------|-------|-------------|---------|

11.  ADDITIONAL SECURED PARTY'S NAME or  ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

|                           |                     |                               |        |
|---------------------------|---------------------|-------------------------------|--------|
| 11a. ORGANIZATION'S NAME  |                     |                               |        |
| OR                        |                     |                               |        |
| 11b. INDIVIDUAL'S SURNAME | FIRST PERSONAL NAME | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX |

|                      |      |       |             |         |
|----------------------|------|-------|-------------|---------|
| 11c. MAILING ADDRESS | CITY | STATE | POSTAL CODE | COUNTRY |
|----------------------|------|-------|-------------|---------|

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13.  This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT:  
 covers timber to be cut  covers as-extracted collateral  is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):

16. Description of real estate:

**See Exhibit A Attached.**

17. MISCELLANEOUS:

**EXHIBIT A  
PROPERTY DESCRIPTION**

**PARCEL 1:**

BEGINNING AT A POINT LOCATED SOUTH 197.38 FEET AND WEST 817.04 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 65°08'00" WEST 124.96 FEET; THENCE NORTH 01°02'00" EAST 53.18 FEET; THENCE NORTH 89°57'21" WEST 3.43 FEET; THENCE NORTH 01°03'29" EAST 65.35 FEET; THENCE SOUTH 65°08'00" EAST 150.73 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 20.64 FEET (CURVE HAVING A CENTRAL ANGLE OF 78°49'50" AND LONG CHORD BEARS S25°43'05"E 19.05 FEET); THENCE ALONG THE ARC OF 564.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 95.59 FEET (CURVE HAVING A CENTRAL ANGLE OF 09°42'39" AND LONG CHORD BEARS S18°33'09"W 95.48 FEET) TO THE POINT OF BEGINNING.

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 83)

**PARCEL 2:**

BEGINNING AT A POINT LOCATED NORTH 388.47 FEET AND WEST 770.59 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°00'09" WEST 361.81 FEET; THENCE ALONG THE ARC OF A 556.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 36.28 FEET (CURVE HAVING A CENTRAL ANGLE OF 03°41'07" AND LONG CHORD BEARS S01°50'43"W 36.27 FEET); THENCE ALONG THE ARC OF 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 29.11 FEET (CURVE HAVING A CENTRAL ANGLE OF 111°10'44" AND LONG CHORD BEARS S59°16'38"W 24.75 FEET); THENCE NORTH 65°08'00" WEST 99.14 FEET; THENCE ALONG THE ARC OF 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 20.94 FEET (CURVE HAVING A CENTRAL ANGLE OF 80°00'00" AND LONG CHORD BEARS N25°08'00"W 19.28 FEET); THENCE NORTH 14°52'00" EAST 25.45 FEET; THENCE ALONG THE ARC OF 181.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 46.96 FEET (CURVE HAVING A CENTRAL ANGLE OF 14°51'51" AND LONG CHORD BEARS N07°26'04"E 46.83 FEET); THENCE NORTH 00°00'09" EAST 281.85 FEET; THENCE ALONG THE ARC OF 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.81 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°57'55" AND LONG CHORD BEARS N45°29'06"E 21.39 FEET); THENCE SOUTH 89°01'56" EAST 78.01 FEET; THENCE ALONG THE ARC OF 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.31 FEET (CURVE HAVING A CENTRAL ANGLE OF 89°02'05" AND LONG CHORD BEARS S44°30'54"E 21.03 FEET) TO THE POINT OF BEGINNING.

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 83)

**PARCEL 3:**

BEGINNING AT A POINT LOCATED NORTH 498.62 FEET AND WEST 770.58 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°00'09" WEST 18.14 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.82 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°57'55" AND LONG CHORD BEARS S45°29'06"W 21.39 FEET); THENCE NORTH 89°01'56" WEST 136.73 FEET; THENCE NORTH 01°03'29" EAST 122.86 FEET; THENCE SOUTH 89°01'46" EAST 60.25 FEET; THENCE ALONG THE ARC OF 91.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 141.41 FEET (CURVE HAVING A CENTRAL ANGLE OF 89°01'55" AND LONG CHORD BEARS S44°30'49"E 127.60 FEET) TO THE POINT OF BEGINNING.

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 83)

PARCEL 4:

BEGINNING AT A POINT LOCATED NORTH 18.60 FEET AND WEST 459.01 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A 243.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 28.63 FEET (CURVE HAVING A CENTRAL ANGLE OF 06°45'04" AND LONG CHORD BEARS S04°20'18"W 28.62 FEET); THENCE NORTH 84°19'13" WEST 111.29 FEET; THENCE NORTH 88°04'38" WEST 127.10 FEET; THENCE ALONG THE ARC OF 636.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 21.32 FEET (CURVE HAVING A CENTRAL ANGLE OF 01°55'13" AND LONG CHORD BEARS N00°57'46"E 21.32 FEET); THENCE NORTH 00°00'09" EAST 308.48 FEET; THENCE SOUTH 89°59'51" EAST 142.79 FEET; THENCE SOUTH 01°00'26" WEST 125.15 FEET; THENCE NORTH 89°59'55" EAST 28.02 FEET; THENCE SOUTH 209.99 FEET; THENCE SOUTH 89°59'26" EAST 60.00 FEET; THENCE NORTH 210.00 FEET; THENCE NORTH 89°59'55" EAST 14.18 FEET; THENCE SOUTH 00°57'46" WEST 191.44 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 83)

LESS AND EXCEPTING FROM PARCELS 1, 2, 3 AND 4 ABOVE ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND CONVEYED TO AMERICAN FORK CITY AS DESCRIBED BY THAT CERTAIN WARRANTY DEED RECORDED MAY 6, 2019 AS ENTRY NO. 39585:2019 OF OFFICIAL RECORDS:

A PARCEL OF LAND FOR THE DEDICATION OF FUTURE 900 WEST ROAD, SITUATE IN SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 00°01'56" EAST 1103.01 FEET AND WEST 559.03 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 22, AND RUNNING THENCE ALONG THE ARC OF A 330.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 306.30 FEET (CURVE HAVING A CENTRAL ANGLE OF 53°06'00" AND A LONG CHORD BEARING SOUTH 26°33'09" WEST 295.45 FEET); THENCE SOUTH 00°00'09" WEST 191.76 FEET TO A POINT ALONG THE RIGHT-OF-WAY LINE OF 7300 NORTH CUL-DE-SAC; THENCE ALONG SAID RIGHT-OF-WAY THE ARC OF A NON-TANGENT 50.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 208.70 FEET (CURVE HAVING A CENTRAL ANGLE OF 239°09'09" AND A LONG CHORD BEARING SOUTH 00°19'55" WEST 86.97 FEET); THENCE SOUTH 00°00'09" WEST 532.82 FEET; THENCE ALONG THE ARC OF A 644.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 121.04 FEET (CURVE HAVING A CENTRAL ANGLE OF 10°46'08" AND A LONG CHORD BEARING SOUTH 05°23'13" WEST 120.86 FEET); THENCE NORTH 89°37'41" WEST 81.53 FEET; THENCE ALONG THE ARC OF A 564.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 120.72 FEET (CURVE HAVING A CENTRAL ANGLE OF 12°15'51" AND A LONG CHORD BEARING NORTH 06°08'04" EAST 120.49 FEET); THENCE NORTH 00°00'09" EAST 552.55 FEET; THENCE NORTH 89°01'53" WEST 8.51 FEET; THENCE NORTH 00°00'09" EAST 258.86 FEET; THENCE ALONG THE ARC OF A 419.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 424.28 FEET (CURVE HAVING A CENTRAL ANGLE OF 57°56'55" AND A LONG CHORD BEARING NORTH 28°58'36" EAST 406.43 FEET); THENCE NORTH 57°57'04" EAST 30.34 FEET; THENCE SOUTH 00°49'10" WEST 107.37 FEET TO THE POINT OF BEGINNING.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF NORTH 00°10'41" EAST ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE NORTHWEST CORNER OF SAID SECTION 22.)

PARCEL 5:

LOTS A-01, A-02, A-03, A-04, A-05, A-06, B-07, B-08, B-09, B-10, B-11, C-12, C-13, C-14, C-15, C-16 AND C-17, **AF 10 PLAT "A"**, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JULY 21, 2021 AS ENTRY NO. 128397:2021, MAP FILING NO. 17815 IN THE OFFICE OF THE UTAH COUNTY RECORDER.

Tax Id No.: 35-280-0007, 35-280-0008, 13-068-0011, 13-069-0013, 45-221-0005, 35-280-0004 and 35-280-0009